

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22100

Property Information

property address: 304 E 23RD ST
legal description: CITY OF BRYAN, BLOCK 29, LOT 2-3 (PTS OF)
owner name/address: RUFFINO FAMILY
LIMITED PARTNERSHIP
601 S GORDON ST
BRYAN, TX 77802-1236
full business name: Valiant Land
land use category: Vacant type of business: _____
current zoning: C-2 occupancy status: Vac
lot area (square feet): 3819 frontage along Texas Avenue (feet): _____
lot depth (feet): 255 sq. footage of building: _____
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
7055 ft.

Improvements

of buildings: 1 building height (feet): ✓ # of stories: _____
type of buildings (specify): _____
building/site condition: ✓
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) n/a
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking n/a

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *KA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *near empty lot*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

NA
accessible to alley: ☐ yes ☒ no

Other Comments:

